

# FOR LEASE

## Brady-Sullivan Building ~ 1230 Elm Street

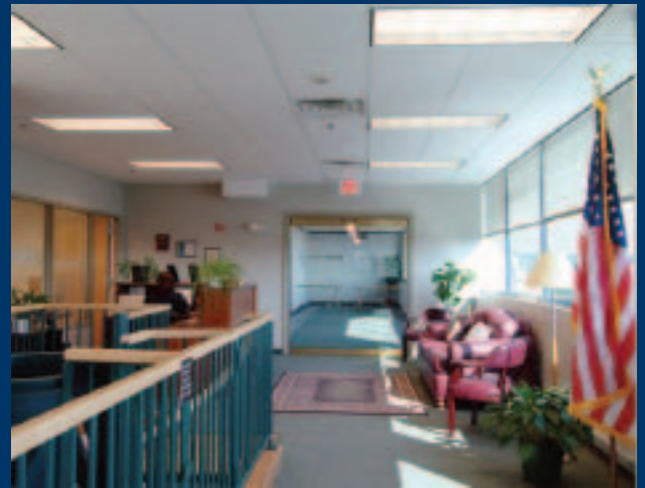


**Manchester,  
New Hampshire**

**120,000  
Square Feet  
Sub-Dividable**

Distinguished landmark building with prime Elm Street exposure. Excellent opportunity to lease within this recently renovated Class-A office building within the Central Business District. The building features three passenger elevators, granite lobby, and parking garage. Custom space planning and turn-key fit-up make this an unbeatable leasing opportunity.

Amenities for this beautifully updated building include abundant natural light, westerly views and downtown Manchester outside your door. The property is located just off I-293 and is easily accessible from Routes 101 and I-93. Amenities in the immediate area include downtown Manchester's numerous restaurants, hotels and retail services. In addition, the Mall of New Hampshire and Manchester Airport are just minutes away.



**For more information,  
please contact:**

**Charles N. Panasis  
603-622-6223 Ext. 1022  
cpanasis@bradysullivan.com**



(Brady Sullivan Properties offers turn-key, custom design fit-up.)

**Brady•Sullivan Properties  
670 Commercial Street, Suite 303  
Manchester, NH 03101  
Fax: 603-622-7342  
[www.bradysullivan.com](http://www.bradysullivan.com)**

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## Specifications

Building Area:	120,000+/- square feet
Land Area:	0.45+/- acres
Zoning:	B-2; Commercial
Year Built:	100% renovated in 1999
Stories:	5
Construction:	Steel frame, brick and stucco exterior
Roof:	Rubber membrane
Ceiling Height:	Predominantly 9' throughout
Lighting:	Flush fluorescent fixtures with parabolic lenses
Windows:	Insulated glass in fixed aluminum frames
Water/Sewer:	Municipal
Gas:	Keyspan
Electric:	2000 amp, 480 volt, 3-phase
Parking:	23 spaces in parking garage, plus 200 offsite
HVAC:	Gas-fired rooftop unit
Fire Safety:	Fully sprinklered; emergency lighting and pull stations throughout
Elevator:	Three passenger elevators
Security:	Card key access
Rental Rate:	From \$10.00/sf NNN

All information is believed to be accurate at time of printing. This brochure is subject to errors, omissions, change of price, rental or other conditions.